

**5 Bucknills Lane
Crick
NORTHAMPTON
NN6 7SX**

Guide Price £325,000



- **EXTENDED FIVE/SIX BEDROOM SEMI DETACHED**
- **CONSERVATORY**
- **UPSTAIRS FAMILY BATHROOM**
- **ENCLOSED REAR GARDEN**
- **NO UPWARD CHAIN**

- **FORMERLY A FULLY LICENCED HMO**
- **DOWNSTAIRS SHOWER ROOM**
- **EN-SUITE SHOWER ROOM TO MASTER**
- **OFF ROAD PARKING FOR SEVERAL CARS**
- **ENERGY EFFICIENCY RATING E**

To arrange a viewing call us today on 01788 550044 or visit www.horts.co.uk



PERSONAL • PROFESSIONAL • PROACTIVE

An extended five/six bedroom semi detached property located in the village of Crick and offered with NO ONWARD CHAIN. This property was formerly a fully licenced HMO, with two front entrance doors, two kitchen areas, five first floor bedrooms, a ground floor bedroom, an ensuite to the master, downstairs shower room, and a family bathroom. The property benefits from double glazing, electric and storage heating, and has fire doors fitted. Externally there is a large enclosed rear garden, and off road parking for several vehicles. The village of Crick has a great community feel, and amenities including; a primary school, Post Office / general store, a Co-Op, three pubs, a working men's club, and a canal-side restaurant. Commuters can easily access junction 18 of the M1 or commute via train from Long Buckby railway station.

Accommodation Comprises

Entry via obscure glazed hardwood front entrance door with side window into:

Lobby

Tiled flooring. Doors off to ground floor shower room, kitchen and studio.

Shower Room

Tiled corner shower cubicle with mixer shower. Wall mounted wash hand basin. Low level w.c. Chrome radiator. Wall mounted storage cupboard. Tiled flooring. Window to front elevation.

Studio / Kitchen / Diner

18'0" x 12'5" (5.50m x 3.79m)

Window to rear. Window to side. Ceramic tiled and laminate flooring. Range of base and eye level units. One and a half bowl stainless steel sink and drainer unit with mixer tap over. Roll top work surface space. Electric oven and hob. Storage heater.

Kitchen

9'10" x 6'10" (3.00m x 2.10m)

Fitted with a range of base and eye level units. Solid oak work surface space. Stainless steel sink with mixer tap over. Electric oven and hob. Space and plumbing for a washing machine. Space for a tumble dryer. Laminate and tiled flooring. Window to front aspect.

Entrance Hall

Obscure single glazed hardwood entrance door with side window to front. Understairs cupboard. Laminate flooring. Electric storage heater. Cupboard housing fusebox and electric meter. Doors off to kitchen, lounge and ground floor bedroom.

Lounge

14'9" x 12'1" (4.50m x 3.70m)

Fireplace with inset electric fire. Sliding patio doors into conservatory.

Conservatory

22'11" x 10'6" (7.00m x 3.21m)

Upvc windows to side and rear aspects. Upvc french doors to side opening to the rear garden. Laminate flooring.

Ground Floor Bedroom (6)

12'1" x 9'9" (3.70m x 2.99m)

Window to rear aspect. Laminate flooring. Picture rail.

First Floor Landing

Window to front. Doors off to bedrooms

Bedroom One

12'5" x 12'5" (3.81m x 3.79m)

Window to rear aspect. Storage heater. Wardrobe space. Wash hand basin with storage beneath. Access to loft space. Door to ensuite shower room.

Ensuite Shower Room

With tiled shower cubicle with spotlights and electric shower. Low level w.c. Wooden flooring. Obscure window to side elevation.

Bedroom Two

13'1" x 12'3" (4.01m x 3.75m)

Window to rear aspect. Storage heater. Picture rail. Built in storage cupboard.

Bedroom Three

11'5" x 8'0" (3.49m x 2.46m)

Window to rear aspect. Wall mounted heater. Picture rail.

Bedroom Four

10'9" x 7'10" (3.30m x 2.40m)

Window to front aspect. Storage heater.

Bedroom Five

9'9" x 6'10" (2.99m x 2.10m)

Window to front aspect. Overstairs storage cupboard.

Bathroom

With suite to comprise; panelled bath with electric shower over and tiled wall, wall mounted wash hand basin, and low level w.c. Laminate flooring. Wall mounted electric heater. Extractor fan. Window to front elevation.

Front Garden

Block paved area providing off road parking for two cars. Gravelled area providing further off road parking. Shed. Two entrance doors.

Rear Garden

Mainly laid to lawn. Enclosed by hedges and fencing. Summerhouse. Further storage shed. Patio area. Mature flowers and shrubs. Views of the village church.

Agents Note

Council Tax Band: C

Energy Efficiency Rating: E

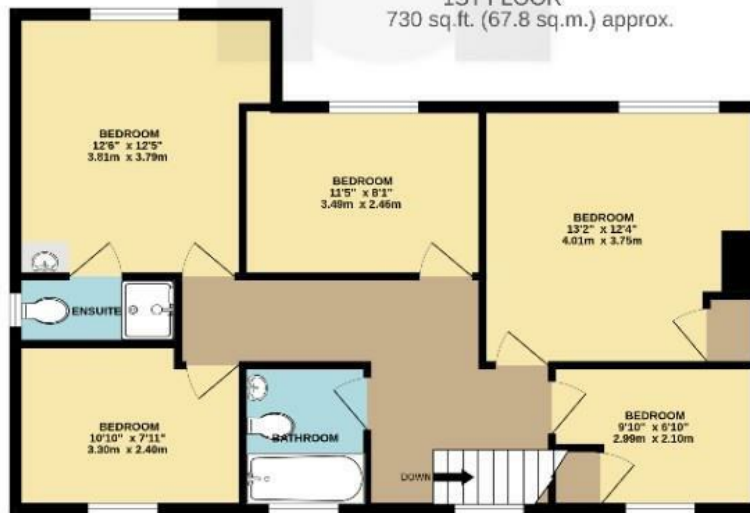




GROUND FLOOR
961 sq.ft. (89.3 sq.m.) approx.



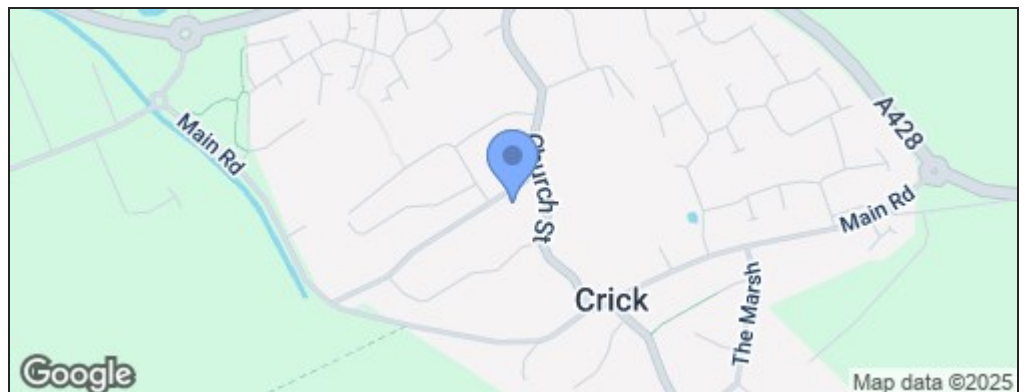
1ST FLOOR
730 sq.ft. (67.8 sq.m.) approx.



TOTAL FLOOR AREA : 1691 sq.ft. (157.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.